

# Tres Sueños Unit Twenty One

City of El Paso — City Plan Commission — 10/4/2018

**SUSU18-00082 — Major Preliminary REVISED**



**STAFF CONTACT:** Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov

**PROPERTY OWNER:** G. Bowling Enterprises, LLC

**REPRESENTATIVE:** CEA Group

**LOCATION:** North of Montana and East of Rich Beem, District 5

**ACREAGE:** 19.26

**VESTED:** Yes

**PARK FEES REQUIRED:** N/A

**EXCEPTION/MODIFICATION REQUEST:** 1. Modification to allow a 52' ROW.  
2. To allow street names in excess of 13 characters.

**RELATED APPLICATIONS:** N/A

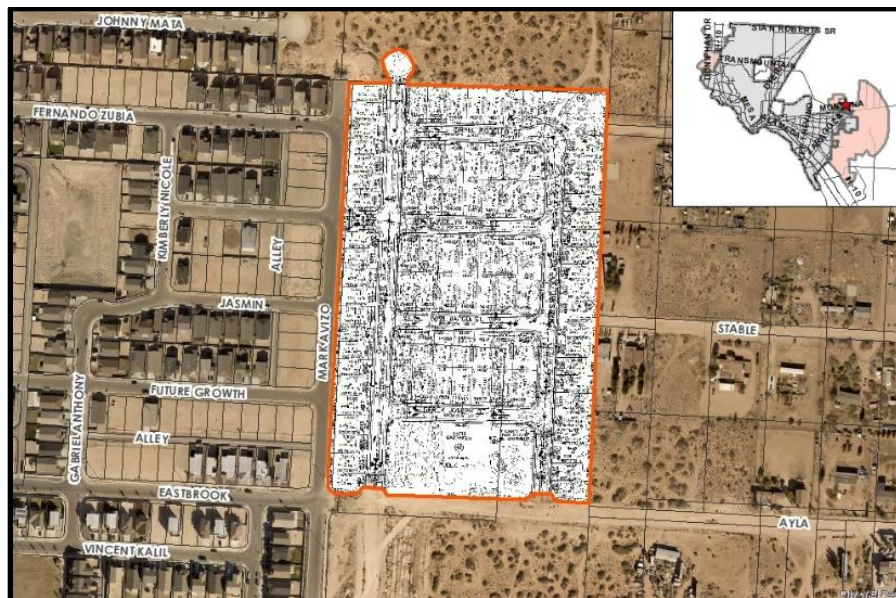
**PUBLIC INPUT:** N/A

**STAFF RECOMMENDATION:** Approval with a condition

**SUMMARY OF REQUEST:** The applicant proposes to subdivide 19.26 acres of land into 92 single-family residential lots and one 2.01-acre park. The proposed subdivision lies within the Tres Sueños Land Study, which was approved on March 22, 2006 and is conformance with the land study. This subdivision is being reviewed under the former subdivision code. Primary access to the proposed subdivision will be provided via Mark Avizo and Eastbrook.

**SUMMARY OF RECOMMENDATION:** Planning staff recommends **APPROVAL** of Tres Sueños Unit 21 on a major preliminary basis subject to the following condition:

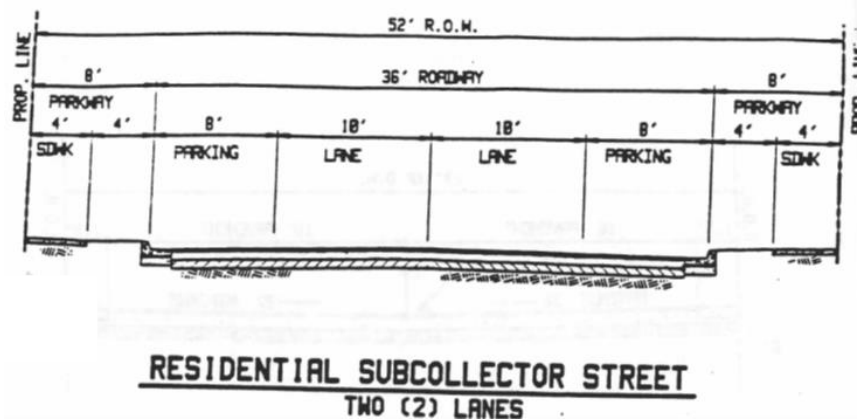
- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.



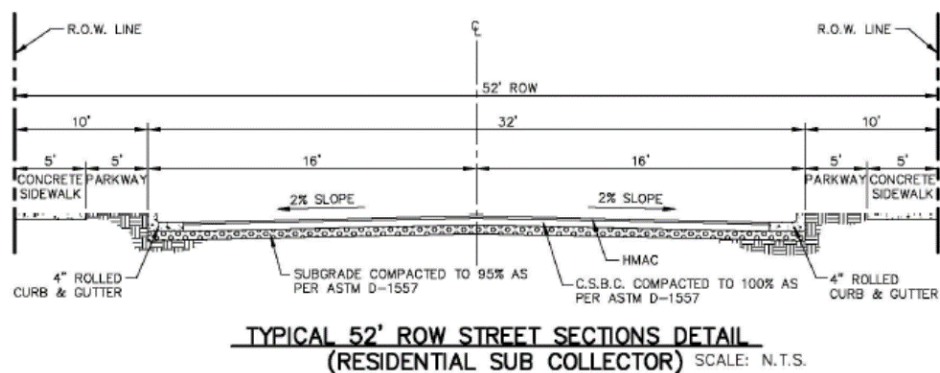
### DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

- To allow a 52' ROW with 32' of pavement, 5' landscape parkway and 5' sidewalk.

### **REQUIRED**



### **PROPOSED**



The applicant does meet the following criteria under Section 19.04.170.A2-A3 (Modifications of conditions) for requesting exceptions. The section reads as follows:

#### **Section 19.04.170.A3**

The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

Per Section 19.16.040.A.2.d, to allow street names in excess of 13 characters for the following streets:

1. Marisbel Azcarate
2. Christian Azcarate

These street names are a continuation of previously approved names.

## **RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN**

**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated G4, Suburban (Walkable)

<b>GOAL 2.2:</b>	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
<b>GOAL 2.3:</b>	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<b>2.2.4.a.:</b> Each new neighborhood should have a primary civic space such as a square or green near its physical center.	Yes, the applicant is proposing a public park.
<b>2.3.2.a:</b> New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	No, while the applicant is proposing two new connections to the existing street network, there is opportunity for even more connectivity to the existing street network to the east of the proposed subdivision.
<b>2.3.3.b:</b> Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections.	Yes, the applicant is proposing dead-end streets; however, these streets will eventually connect to future subdivisions.

**NEIGHBORHOOD CHARACTER:** Subject property is zoned P-R 1 (Planned Residential District 1) and is currently vacant. Surrounding land uses are residential in nature. Properties adjacent to the subject property are zoned P-R 1, except for the properties located on the east of the proposed subdivision. These properties are located in the County, but within the City's Extraterritorial Jurisdiction (ETJ). The nearest school is Purple Heart Elementary, which is located approximately .40 miles to the southwest. There is a park proposed within the subdivision. This property is not located within any Impact Fee Service Area.

**COMMENT FROM THE PUBLIC:** N/A.

### **STAFF COMMENTS:**

Staff has no additional comments.

### **PLAT EXPIRATION:**

This application will expire on **April 4, 2019**. Failure to submit the final plat within the specified date, or within an approved six-month extension period, shall require the total resubmission of the preliminary subdivision application which shall be subject to the then existing subdivision regulations.

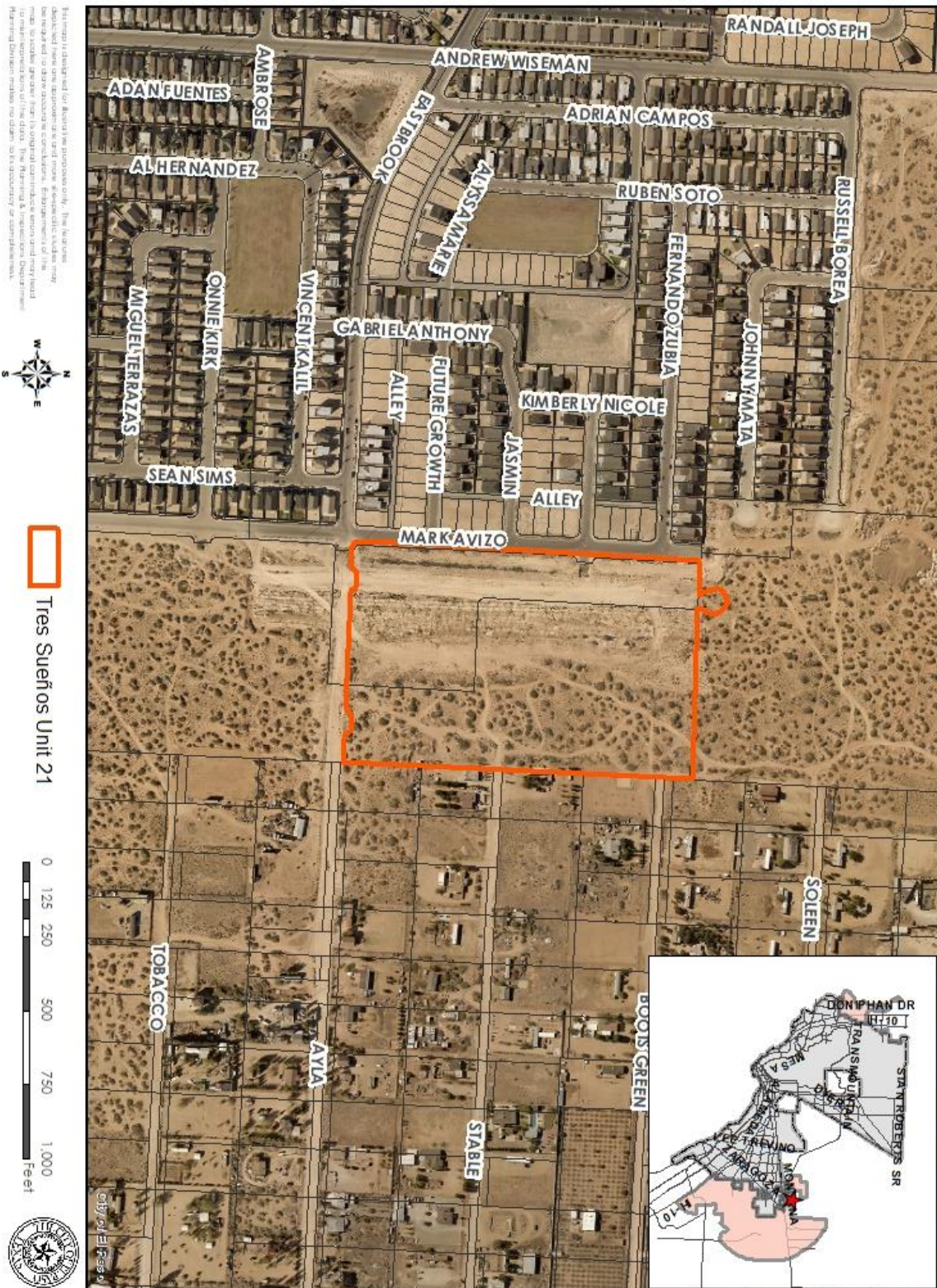
### **ATTACHMENTS:**

1. Location Map
2. Preliminary plat
3. Application
4. Modification Requests
5. Department Comments



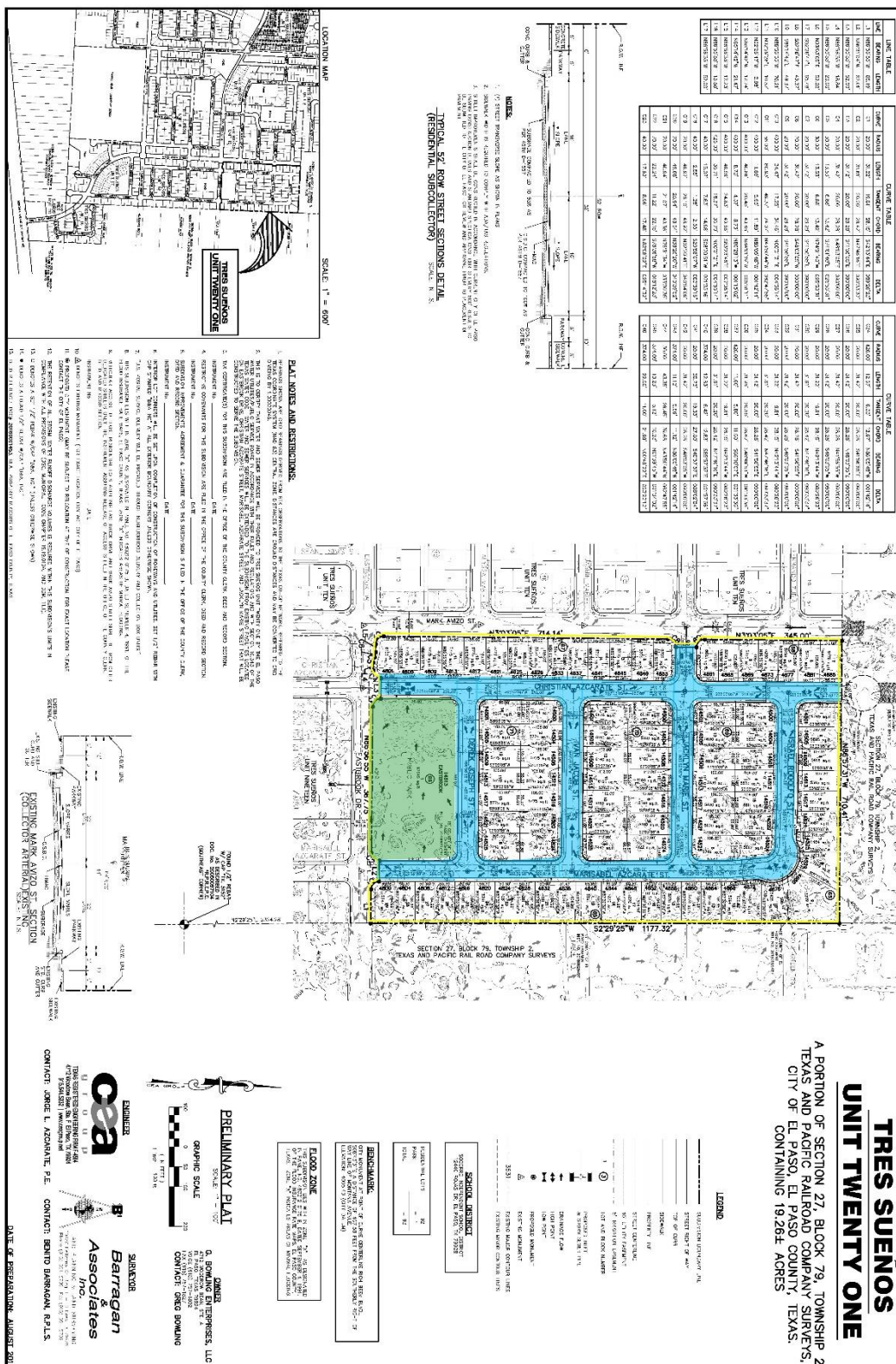
# ATTACHMENT 1

## Tres Sueños Unit 21





## 5



# ATTACHMENT 3



## CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 9/12/18

FILE NO. 545418-00082

SUBDIVISION NAME: TRES SUEÑOS UNIT TWENTY ONE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>12.56</u>	<u>92</u>	Office		
Duplex			Street & Alley	<u>4.69</u>	<u>6</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>2.01</u>	<u>1</u>			
School					
Commercial			Total No. Sites	<u>99</u>	
Industrial			Total (Gross) Acreage	<u>19.26</u>	
3. What is existing zoning of the above described property? P-R1 Proposed zoning? P-R1
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Proposed infrastructure to capture runoff and discharge it into an existing ponding area located at Tres Sueños Unit 19
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception  
SEE MODIFICATION LETTER ATTACHED.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_  
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12. Owner of record G. Bowling Enterprises 4712 Woodrow Bean Ste. A El Paso Texas 79924 (915) 757-1802.  
(Name & Address) (Zip) (Phone)
13. Developer Bowling Enterprises 4712 Woodrow Bean Ste. A El Paso Texas 79924 (915) 757-1802.  
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Ste. F El Paso Texas 79924 (915) 544-5232.  
(Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3%  
Technology fee has been added to all  
Planning application fees.*

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING  
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND  
COMPLETENESS.

# ATTACHMENT 4



Castner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

September 10, 2018

City of El Paso-Planning & Inspection Department  
801 Texas Ave.  
El Paso, TX. 79901

Attention: Mr. Nelson Ortiz  
Lead Subdivision Planner

Reference: Tres Sueños Unit Twenty-One – Modification Letter

Dear Mr. Ortiz:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

Modification No. 1: 52 foot Roadway

This modification shall consist of a 52 foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on maintaining continuity from the already constructed and city accepted subdivisions in the area.

Modification No. 2: Street Name Length

A modification request for Chapter 19.16.040.A.2.d. is to allow street names in excess of 13 characters for the following streets:

- Marisabel Azcarate
- Christian Azcarate

This request is to allow the same street names to continue from Tres Suenos Unit 19.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group

A handwritten signature in blue ink, appearing to read 'JLA', is written over the printed name and title.

Jorge L. Azcarate, P.E.  
Principal Engineer

I-2000-213.cep\_mod.request.no.10september18  
JLA/jla



# **ATTACHMENT 5**

## **PLANNING AND INSPECTION DEPARTMENT – PLANNING:**

Developer/Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a: Current certificate tax certificate(s)
  - b: Current proof of ownership.
  - c: Release of access document, if applicable.
  - d: Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

## **PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:**

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. As per section Code 19.08.010, section D, each proposed phase of development shall have a complete drainage system.
2. Label pond and other infrastructure as existing if already built and specify any temporary protection measures.
3. At the improvement plan stage, provide protection to the property from all offsite storm-water runoff that may have an adverse impact on any improvements.
4. All drainage infrastructure within Tres Suenos Unit 19 shall be built prior to or concurrently with this subdivision.

## **CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:**

We have reviewed **Tres Sueños Unit Twenty One**, a major preliminary plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is part of the Tres Sueños Land Study; is composed of **92 Single-family** dwelling lots and applicant is proposing to dedicate a **2.00 Acre Park**.

This subdivision complies and exceed the minimum parkland requirements by **1.08 Acres** of "Parkland credits" or **108 Dwelling Units** that can be applied towards sub-sequent subdivisions with-in the approved Land Study calculated as follows:

Tres Sueños #21 is dedicating a "Park Site = . . . 2.00 Acres or 200 Dwelling Units  
Tres Sueños #21 = 92 Dwelling lots requiring = 0.92 Acres or 92 Dwelling Units  
Total Parkland Dedication Credits: **1.08 Acres or 108 Dwelling Units**

This subdivision is located with-in "Park Zone": **E-8**

Nearest Park: **Sweet Dream Park**

Also, we offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or department liaison/designee for review and approval and are to include at minimum the following improvements:

1. Refer to current ordinance Chapter 19.20 – Parks and Open Space; and the Design & Construction Standards for Park Facilities as approved by Mayor and Council on June 26, 2018
2. Irrigation System must be designed to accommodate site static water pressure less 9% and a pump system must be incorporated to accommodate design criteria.
3. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
4. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (EAB Project Registration No. by the State Agency).
5. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
6. Provide pedestrian-oriented perimeter lighting along adjacent public and private street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles location & conduit placement; light poles shall be steel, direct bury with a minimum 65 watt LED luminaire installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
7. Developer / Contractor shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
8. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 06/26/2018
9. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Top Soil" / Sandy Loam material (blend of 40% Sand, 40% Silt, & 20% Clay - Capable of holding moisture) to include organic matter / nutrients to a minimum depth of 12 inches.
10. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) or as determined according to the park improvements plan review.
11. Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
12. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
13. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
14. At minimum, a 7' wide meandering concrete sidewalk is required all along the park's frontage unless a Trail is required, then current Park Design Standards for Park Facilities shall

apply.

15. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors with a minimum fifty foot by fifty foot user zone or approved alternative equipment/amenities as applicable.
16. Provide one 30' tall Pre-stressed concrete direct bury light pole at the playground or focal point of the park; use LED type fixtures and lamps for a maximum five foot-candles with a uniformity ratio of 3:1 to include photo cell and timer.
17. Provide shaded picnic tables and or benches and trash cans on concrete pads as required / applicable.
18. Street trees shall be provided along the parkway spaced at maximum 20' on center.
19. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
20. Park Site acceptance for maintenance is contingent upon completion and acceptance of all subdivision improvements by the director of the Land Development Services Department or designee.

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

**EL PASO WATER:**

We have reviewed the subdivision and provide the following comments:

El Paso Water (EPWater) does not object to this request.

Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

**Water:**

Water mains along the developed streets within the existing Tres Suenos Unit Nineteen development need to be extended to serve the property. These mains will be available for extensions after the issuance of Final Acceptance. The owner is responsible for the costs of this extensions.

**Sanitary Sewer:**

Sanitary sewer mains along the developed streets within the existing Tres Suenos Unit Nineteen development need to be extended to serve the property. These mains will be available for extensions after the issuance of Final Acceptance. The owner is responsible for the costs of this extensions.

**General:**

The Owner is responsible for all water and sewer construction costs and the acquisition of easements if required.

EPWater-PSB requires a new service application to serve the subject property. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.



**CENTRAL APPRAISAL DISTRICT:**

Requested several block number changes; these revisions were sent to the applicant to address.

**FIRE:**

Recommend approval.

**EL PASO COUNTY:**

The County would prefer the subdivision tie into Stable Road and Boots Green Road for connectivity reasons and to avoid those streets becoming ½ mile dead-end streets that pose a public safety and welfare issue.

**EL PASO COUNTY WATER IMPROVEMENT DISTRICT:**

EPCWID has no comments on this item due to the subdivision is not within its boundaries.